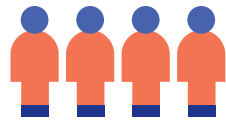




SEVENOAKS SHOPPING CENTRE

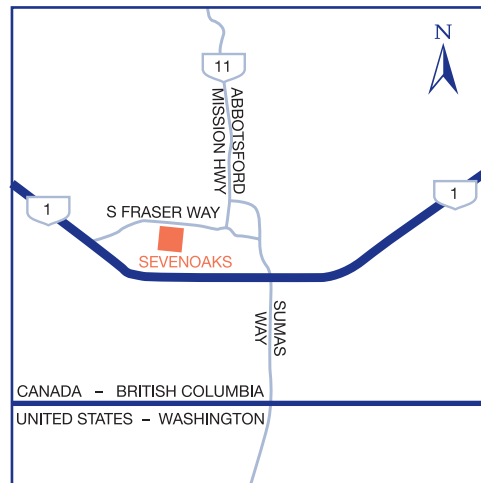
ABBOTSFORD, BRITISH COLUMBIA

Sevenoaks Shopping Centre is the heart of Abbotsford, British Columbia and it's the Premier Shopping destination in the Fraser Valley. Offering 574,250 square feet of retail space on 35 acres of land and 5 million shoppers per year. It is strategically located at the busiest intersection of Gladwin Road and South Fraser Way with over 30,328 cars passing by daily. 48% of our primary consumers visit Sevenoaks Shopping Centre 5 to 20 times per month and have an average household income of \$138,179.



381,493

POPULATION
TOTAL TRADE AREA



SEVENOAKS SHOPPING CENTRE

32900 South Fraser Way
Abbotsford, BC V2S 5A1
Phone 604-853-7153
shopsevenoaks.com

CENTRE PROFILE

Total Square Feet	574,250
Total SF of CRU Tenants	214,247
Number of Stores/Services	115
Number of Levels	2
Number of Parking Spaces	2,619

MAJOR TENANTS

Urban Planet	69,293 SF
Best Buy	31,908 SF
London Drugs	29,858 SF
Sport Chek	24,372 SF
Ardene	24,218 SF

MARKET DEMOGRAPHICS

Primary Trade Area	
Population	246,574
Number of Households	78,560
Average Household Income	\$132,823
Secondary Trade Area	
Population	134,919
Number of Households	47,005
Average Household Income	\$143,535
Traffic	
Annual Pedestrian Traffic	5,000,000

Source:
Market Demographics: Environics Analytics,
DemoStats Trends, 2025.

LEASING INQUIRIES

969 Robson Street, Suite 320, Vancouver, BC V6Z 2V7
Phone 604-681-9474 Toll Free 1-888-281-9474
leasing@morguard.com
MORGUARD.COM



TENANT LIST

SEVENOAKS SHOPPING CENTRE

WOMEN'S APPAREL

Cleo	150
Garage	166
Northern Reflections	116
Ricki's	134A
Suzy Shier	117

UNISEX APPAREL

Below the Belt	103
Bluenotes	411
Boathouse	415
RW&CO.	130
Warehouse One	110
Zumiez	163

CHILDREN'S APPAREL

UKids	115
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SPECIALTY APPAREL

Horizon Sports	335
JD Sports	127
La Senza	118
La Vie en Rose	164

FOOTWEAR

Aldo	129
Foot Locker	106
SoftMoc Shoe Rack	153

FASHION ACCESSORIES

Claire's	412
Lids	304
Sunglass Hut	114

JEWELLERY

Ben Moss Jewellers	128
Euphonia	334
Michael Hill	336
Pandora	125
Peoples Jewellers	147
Studio 3 by Body Mods	135
Timemaster Jewellers	208

FURNITURE, HOME FURNISHINGS & DÉCOR

House of Knives	178
QE Home	308

ELECTRONICS

Bell	180
Best Buy Express	413
EB Games/GameStop	414
Fido	134B
Freedom Mobile	K004
Mobile Klinik	322
Mobilinq	401B
Rogers	108
Tbooth Wireless	321
Telus	107
Wirelesswave	K0003

MEDIA

Coles	312
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HEALTH & BEAUTY

Alive Health Centre	146
Bath & Body Works	154
Saje Natural Wellness	120
Shoppers Drug Mart	143
The Body Shop	338

GENERAL MERCHANDISE & VARIETY

Dollarama	326
Miniso	410A
Outbound	330
Showcase	149
Spencer's	309

OFFICE SUPPLIES, STATIONERY & GIFTS

BCG Gifts	181
Beach Basket Giftware	313
Hallmark	306

SPECIALTY SHOPS

Bentley	310
Screen Free Games	113

SPECIALTY FOOD

Freshly Squeezed Bubble Tea	410
Meridian Farm Market	8
Mukasi Coffee	303
Purdys Chocolatier	112
Starbucks	400
SweeTea	138

FAST FOOD

A&W	402
Chickn Dipn	406
Famous Wok	405
Freshslice Pizza	407
New York Fries	409
Ono's of Japan	408
Opal of Greece	409A
Subway	404

SERVICES

7Oaks Dental Centre	328
Abbotsford Chamber of Commerce	207
Administration Office	201
Boardroom	204
Chatters	101
Gagake iSPA	314
Guardteck	204A
HearCanada	320
JJ Nails and Spa	137
Lifetime Dental at Sevenoaks	206
lotto! #1	K0002
lotto! #2	300
Maritime Travel	182
Newlook Eyewear	305
SAJ Accounting Service	210
Specsavers	331
Transat Travel	102
Westland Insurance	139

FINANCIAL

CIBC	1
Royal Bank	142

LIQUOR

Sevenoaks Liquor Store	401A
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MAJOR TENANTS

Ardene	5
Best Buy	4
London Drugs	3
Sport Chek	416
Urban Planet	2

